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MEMORANDUM

February 10, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Petition No. Z-2345  
Penn Central  
Royal Crest Refining Co., Lessee  
775 Columbus Avenue, Boston

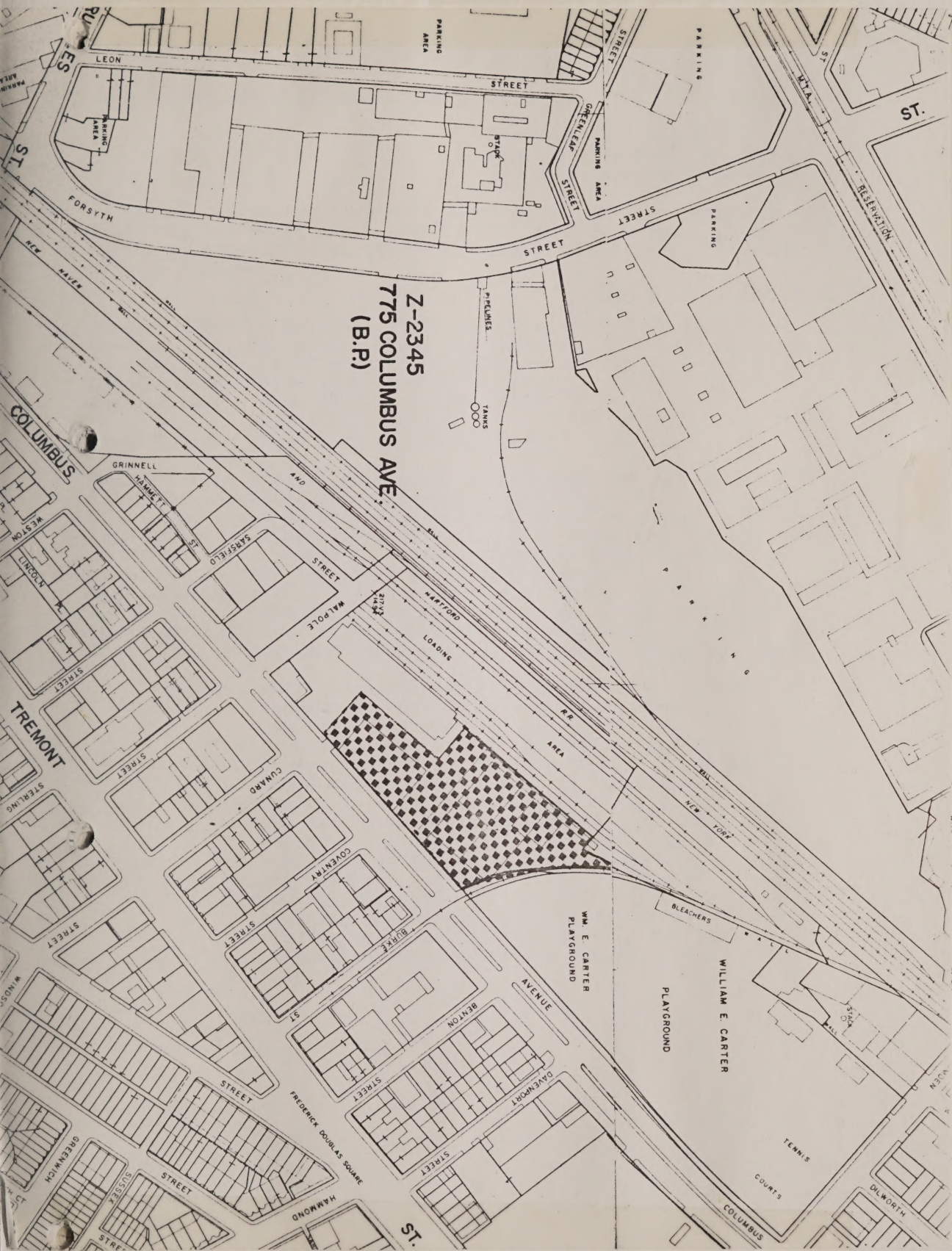
Petitioner seeks a forbidden use permit for a change of occupancy from meat processing distribution to meat processing distribution and rendering of edible fats in a light manufacturing (M-1) district. The proposal violates the code as follows:

Section 8-7. Rendering of fat is forbidden in a M-1 district.

The property, located on Columbus Avenue near the intersection of Walpole Street in the South End Urban Renewal area, contains a meat processing plant complex. Approximately 6,400 square feet of the existing facility would be utilized by the petitioner for the rendering process. The proposal would have an injurious effect on the abutting Carter Playground and the nearby residential properties. Recommend denial.

VOTED: That in connection with Petition No. Z-2345, brought by Penn Central and Royal Crest Refining Co., 775 Columbus Avenue in the South End Urban Renewal area, for a forbidden use permit for a change of occupancy from meat processing distribution to meat processing distribution and rendering of edible fats in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. The proposal would be inimical to the area. Attendant fumes and pollutants would have an injurious effect on the abutting Carter Playground and nearby residential properties.





Z-2345  
775 COLUMBUS AVE  
(B.P.)



Board of Appeal Referrals 2/10/72

Petition No. Z-2383  
Eustace G. & Marie K. Armeny  
240 Lincoln Street, Brighton

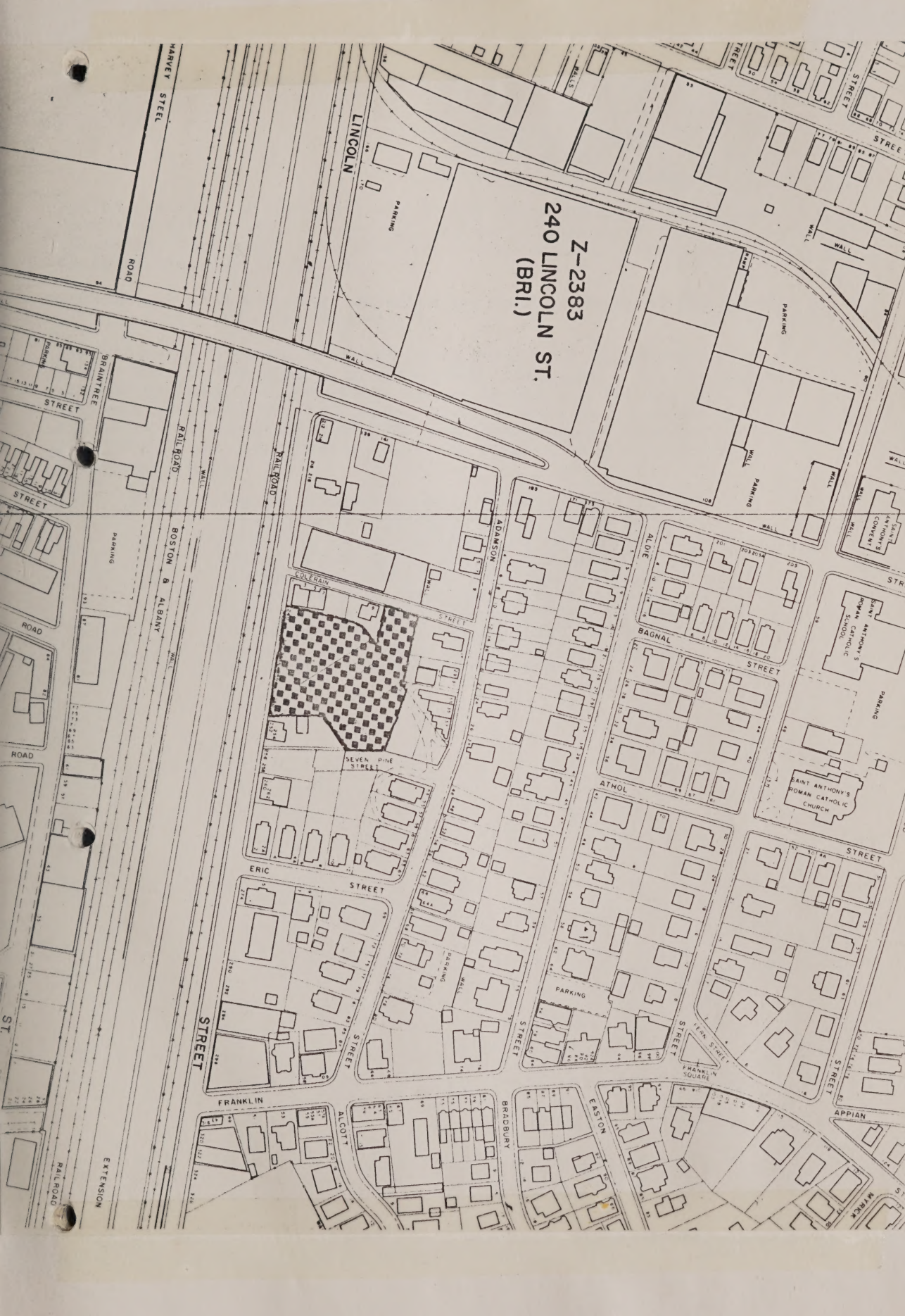
Petitioner seeks two forbidden use permits and four variances to erect two billboard signs and for the open air storage of commercial trucks in a residential (R-.8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A parking lot is forbidden in a R-.8 district.		
Section 11-1. Billboard signs are forbidden in a R-.8 district.		
Section 18-1. Front yard is insufficient.	25 ft.	0
Section 19-1. Side yard is insufficient.	10 ft.	0
Section 19-6. Side yard is insufficient. (Colerain Street)	25 ft.	0
Section 20-1. Rear yard is insufficient.	40 ft.	0

The property, located on Lincoln Street near the intersection of Eric Road, contains approximately 47,968 square feet of vacant land. Two proposed 50'x15' billboards would be aligned at the front side lot line overlooking the Mass Turnpike; the remainder of the property, which is abutted on either side by residences, would be utilized for the storage of commercial trucks. The huge billboards will have a blighting influence on the surrounding neighborhood. Nonconforming storage of commercial trucks will intensify existing traffic problems and represents a further commercial encroachment on a residential area. Recommend denial.

VOTED: That in connection with Petition No. Z-2383, brought by Eustace G. & Marie K. Armeny, 240 Lincoln Street, Brighton, for two forbidden use permits and four variances to erect two free standing 50'x15' billboard signs and for the storage of commercial trucks in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The huge billboards will have a blighting influence on the surrounding neighborhood. Nonconforming storage of commercial trucks will significantly affect abutting residences, will intensify existing traffic problems and represents a further commercial encroachment on a residential area.





Z-2383  
240 LINCOLN ST.  
(BRI.)

PARKING

PARKING

PARKING

PARKING

PARKING

SEVEN DRIVE STREET

ERIC STREET

FRANKLIN STREET

STREET

BRADBURY STREET

EASTON STREET

FRANKLIN SQUARE

APPIAN STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

HARVEY STEEL ROAD

LINCOLN

RAILROAD

BOSTON & ALBANY

BRAINTREE STREET

PARKING

EXTENSION

RAILROAD

ST. ANTHONY'S ROMAN CATHOLIC CHURCH

ST. ANTHONY'S ROMAN CATHOLIC CHURCH

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ST. ANTHONY'S ROMAN CATHOLIC CHURCH



Petition No. Z-2387  
Gerald Fagelman  
8 Wilton Terrace, Brighton

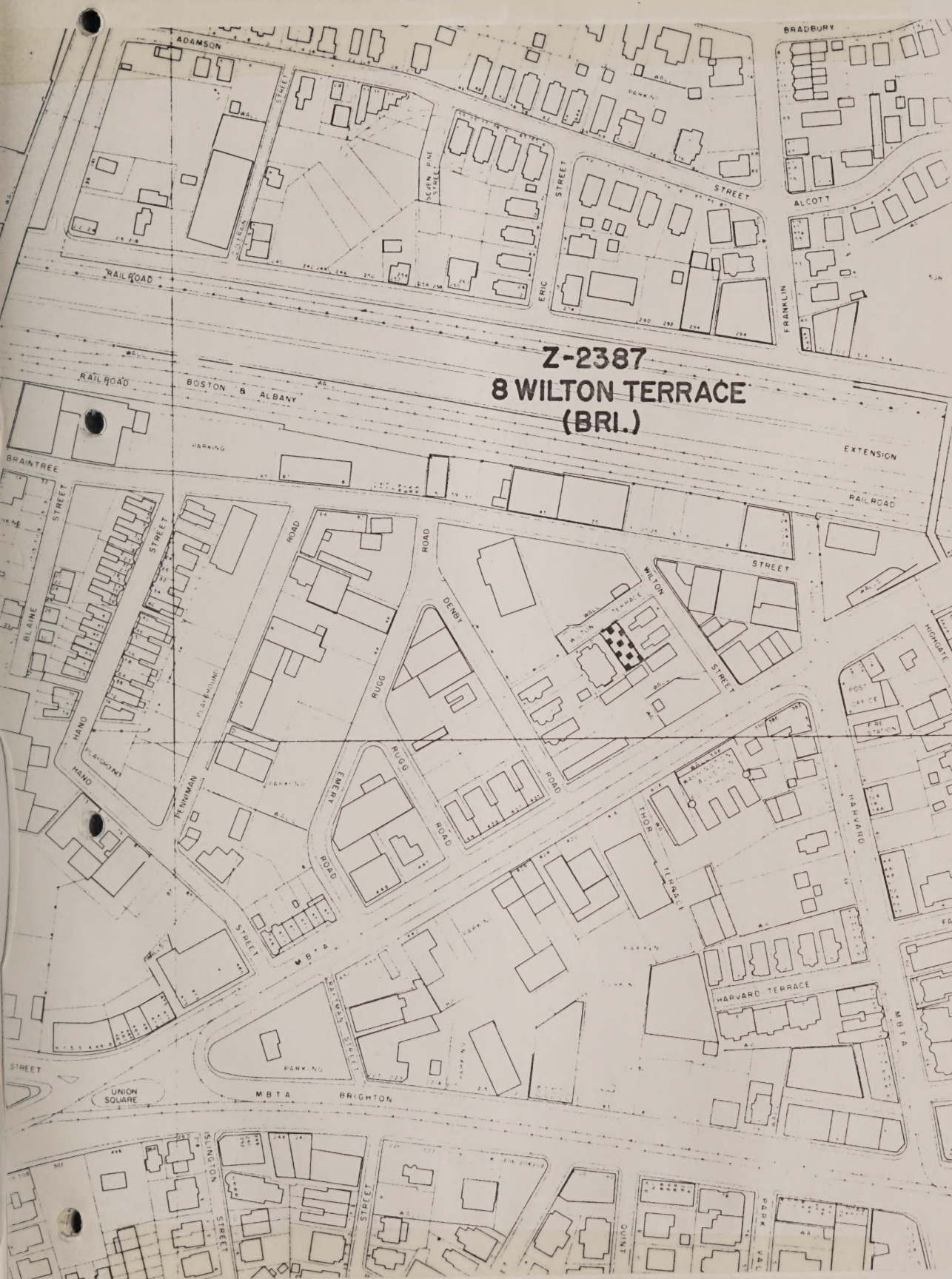
Petitioner seeks a forbidden use permit for a change of occupancy from five apartments, display and storage of furniture to eight apartments in a light manufacturing (M-1) district. The proposal violates the code as follows:

Section 8-7. A dwelling converted for more families is forbidden in a M-1 district.

The property, located on Wilton Terrace near the intersection of Wilton Street, contains a 3½ story frame structure. The commercial use has apparently terminated. It is proposed to utilize the basement and attic for additional units. The area has a potential for industrial redevelopment; the proposed increase in dwelling units would result in overcrowding and substandard living conditions.  
Recommend denial.

VOTED: That in connection with Petition No. Z-2387, brought by Gerald Fagelman, 8 Wilton Terrace, Brighton, for a forbidden use permit for a change of occupancy from five apartments, display and storage of furniture to eight apartments in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. The proposed increase in dwelling units would result in overcrowding and substandard living conditions.

**Z-2387**  
**8 WILTON TERRACE**  
**(BRI.)**





Petition No. Z-2388  
Marvin & Ellen Todd  
91 Mt. Vernon Street,  
Beacon Hill

Petitioner seeks a conditional use permit and a variance for a change of occupancy from two apartments and seven lodgers to five apartments in an apartment (H-2-65) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A dwelling converted for more families and meeting not less than one-half the open space requirement is conditional in an H-2-65 district.	
Section 17-1.	Open space is insufficient. 150 sf/du	79 sf/du

The property, located on Mt. Vernon Street near the intersection of Louisburg Square, contains a three story brick structure. The apartment expansion is consistent with the Beacon Hill residential program. The open space deficiency is existing and negligible.  
Recommend approval.

VOTED: That in connection with Petition No. Z-2388, brought by Marvin & Ellen Todd, 91 Mt. Vernon Street, Boston, for a conditional use permit and a variance for a change of occupancy from two apartments and seven lodgers to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. The apartment expansion is consistent with the Beacon Hill residential program. The open space violation is existing and negligible.





Z-2388  
91 MT VERNON ST.  
(B.P.)



Petition No. Z-2389  
Massachusetts Blue Cross -  
Blue Shield, Inc.  
92-138 Summer Street, Boston

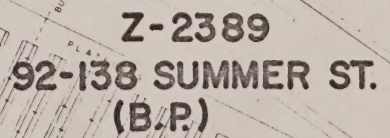
Petitioner seeks four variances to erect a 33 story office tower in a general business (B-10) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	10.19	18.25
Section 20-1. Rear yard is not provided.	18.95 ft.	0
Section 21-1. Setback of parapet is in-	25 ft.	0
sufficient.	56 ft.	17 ft.
	6 ft.	3 ft.
	55 ft.	8 ft.
	21 ft.	0
	34 ft.	29 ft.
	26 ft.	5 ft.
	49 ft.	5 ft.
	47 ft.	32 ft.
Section 24-1. Off street loading is in-		
sufficient.	10 bays	4 bays

The property, located on Summer Street at the intersection of Devonshire Street, contains 60,585 square feet of land. Although the floor area ratio violation is significant, the structure will be consistent with existing office towers proximate to the proposed development site. The public ways and low density buildings in the immediate area tend to mitigate the setback deficiencies. The staff recommends that the development plans be submitted to the Authority for design review.. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2389, brought by Massachusetts Blue Cross - Blue Shield, Inc., 92-138 Summer Street, Boston, for four variances to erect a 33 story office tower in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the proviso that the development plans be submitted to the Authority for design review. Although the floor area ratio violation is significant, the structure will be consistent with existing office towers proximate to the proposed development site. The public ways and low density buildings in the immediate area tend to mitigate the setback deficiencies.







Board of Appeal Referrals 2/10/72

Petition No. Z-2390  
Blue Hill Christian Center, Inc.  
Rev. Virgil A. Wood  
49 Wayland Street, Dorchester

Petitioner seeks a conditional use permit for a change of occupancy from a two family dwelling to a day care center and accessory offices in a residential (R-.5) district and an apartment (H-1) district. The proposal violates the code as follows:

Section 8-7. A day care center is conditional in an R-.5 and H-1 district.

The property, located on Wayland Street near the intersection of Hartford Street, contains a three-story frame structure on 24,474 square feet of land. The facility will provide accommodations for approximately 90 children and is to be established and operated as part of the Model City program. The structure will be substantially rehabilitated to comply with city day care center regulations. Transportation will be provided to and from the facility. Recommend approval.

VOTED: That in connection with Petition No. Z-2390, brought by Blue Hill Christian Center, Inc., 49 Wayland Street, Dorchester, in the Model Cities area, for a conditional use permit for a change of occupancy from a two family dwelling to a day care center and accessory offices in a residential (R-.5) district and an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The facility will provide an essential service to the Model City community.





Z-2390  
49 WAYLAND ST.  
(DOR.)



Board of Appeal Referrals 2/10/72

Petition No. Z-2395  
Dudley S. Gulesian  
52 Melrose Street, Boston

Petitioner seeks a forbidden use permit and two variances for a change of occupancy from a one family dwelling to a four family dwelling in an apartment (H-2) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of open space is forbidden in an H-2 district.		
Section 15-1. Floor area ratio is excessive.	2	4
Section 17-1. Open space is insufficient.	150 sf/du	29 sf/du

The property, located on Melrose Street near the intersection of Arlington Street in the South Cove Urban Renewal area, contains a 3½ story masonry structure. The staff recommends that a minimum of four off-street parking facilities be supplied within the immediate area and that the proposed conversion plans be submitted for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2395, brought by Dudley S. Gulesian, 52 Melrose Street, in the South Cove Urban Renewal Area, for a forbidden use permit and two variances for a change of occupancy from a one family dwelling to a four family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided that a minimum of four off street parking facilities be supplied within the immediate area and that the proposed conversion plans be submitted to the Authority for design review approval.



**Z-2395**  
**52 MELROSE ST.**  
**(B.P.)**



Board of Appeal Referrals 2/10/72

Petition No. Z-2397  
Columbia Car Corporation  
273 Columbia Road, Dorchester

Petitioner seeks a conditional use permit for a change of occupancy from a ten car auto wash to a ten car auto wash and retail gasoline sales in a local business (L-1) district and light manufacturing (M-1) district. The proposal violates the code as follows:

Section 8-7. A gasoline service station is conditional in an L-1 district.

The property, located on Columbia Road near the intersection of Wyola Place in the Model Cities area, Dorchester, contains an auto car wash structure. The proposed gas retail facility will be located approximately 150 feet from the street at the side and rear of the property. This additional service will have no significant affect on adjacent properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2397, brought by Columbia Car Corporation, 273 Columbia Road, Dorchester in the Model Cities area, for a conditional use permit for a change of occupancy from a ten car auto wash to a ten car auto wash and retail gasoline sales in a local business (L-1) district and a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. This additional service will have no significant affect on adjacent properties.

